



THE STORY OF
78 Gayton Road
East Winch, Norfolk

SOWERBYS



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78 Gayton Road

East Winch, Norfolk
PE32 1NW

Modern Detached Bungalow Built c.2019

Owned by the Current Owner From New

Three Generous Bedrooms

Two En-Suite Shower Rooms

Impressive 22ft Kitchen/Diner

Spacious Sitting Room with Wood Burner

Generous Front and Rear Gardens

Ample Gated Driveway Parking

Integral Garage with Electric Door

Potential for Additional Roof Space
Accommodation (STPP)

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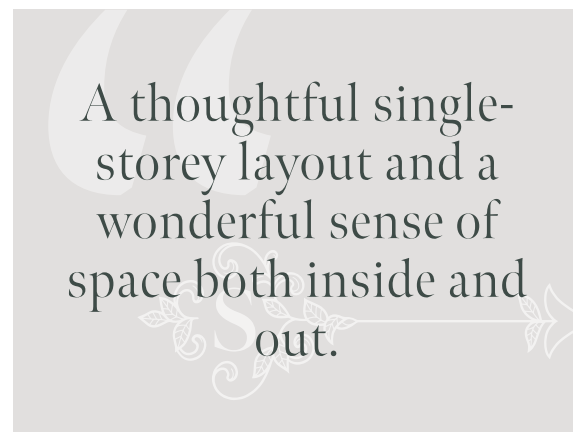
There is an easy confidence to this modern detached bungalow, built in approximately 2019 and owned by the current owner from new. Generous proportions, a thoughtful single-storey layout and a wonderful sense of space both inside and out combine to create a home particularly well suited to modern life.

Set well back from the road behind an expansive frontage, the property immediately feels more substantial than its bungalow styling might suggest. A gated entrance opens onto a broad gravelled driveway with plentiful parking, while the lawned front garden adds further openness and sets the house comfortably within its plot. An integral garage with an electric door provides excellent additional practicality.

Inside, the accommodation extends to approximately 1,391 sq ft and has been arranged with an emphasis on both space and flexibility. Travertine-style flooring runs through much of the home, complemented by oak doors and plantation shutters, giving the interiors a pleasing sense of continuity.

The sitting room is a particularly inviting retreat. Generously proportioned, with a wide bay window drawing in plenty of natural light, it is a room made for relaxed evenings, with a wood-burning stove bringing warmth and character through the cooler months.

For everyday life, however, it is the impressive kitchen/dining room that naturally becomes the social centre of the home. Measuring almost 23ft in length, there is ample room for cooking, dining and gathering together, with a contemporary fitted kitchen arranged around a substantial peninsula. Wide glazed doors open directly onto the rear terrace, creating an easy connection with the garden and making summer entertaining feel wonderfully natural.



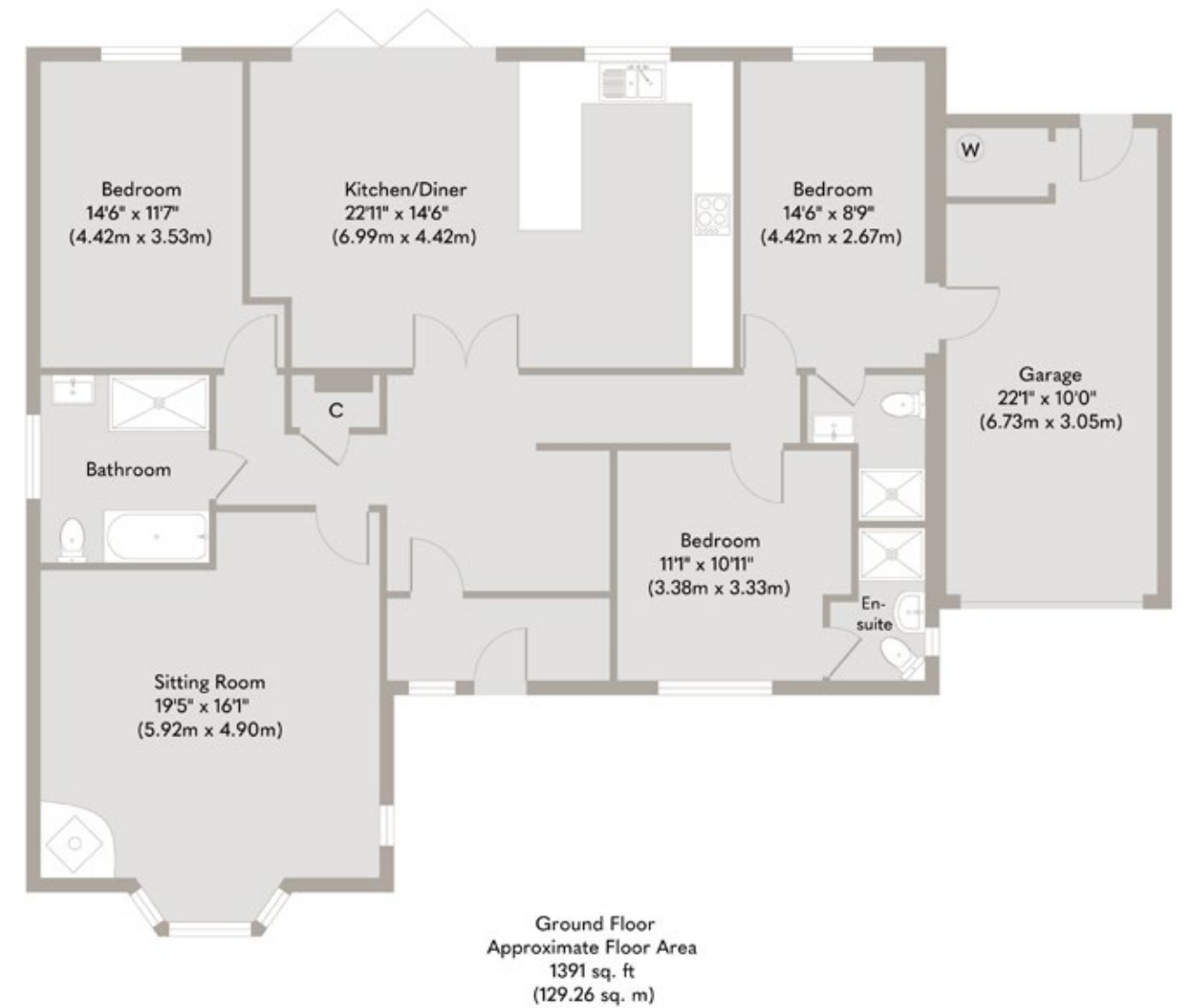


Three generous bedrooms provide excellent versatility. Two benefit from their own en-suite shower rooms, while the remaining bedroom sits conveniently beside the main bathroom, which is fitted with both a bath and separate shower. The layout lends itself equally well to family life, visiting guests or those looking to create dedicated space for working from home.

There is also intriguing potential for the future. We are advised by the owner that the roof space was designed to accommodate potential additional accommodation with attic trusses and space for a future stair case within main hall area; this has not been independently verified and any conversion would be subject to structural suitability and all relevant planning and building regulation consents.

Outside, the scale of the plot is a significant part of the appeal. The broad frontage provides a real feeling of space on arrival, while to the rear a generous garden offers room to relax, entertain and enjoy the outdoors. A large paved terrace runs along the back of the house, with a pergola creating a natural spot for outdoor dining before the garden stretches away beyond, softened by established planting and trees.

Having been enjoyed by the same owner since new, the bungalow offers the appealing combination of a relatively modern home, generous grounds and the ease of life on one level. Spacious yet comfortable, beautifully connected to its gardens and with flexibility for changing needs, it is a home designed to make everyday living feel refreshingly uncomplicated.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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East Winch

WELL-LOCATED,
QUIET NORFOLK ESCAPE

Situated on the A47 Norwich to King's Lynn road is East Winch.

It has a village pub and a church, with more facilities found in neighbouring villages.

Perched on the banks of the River Ouse, King's Lynn is the nearest town to East Winch. A centre of trade and industry since the Middle Ages, its rich history is reflected in the many beautiful buildings lining the historic quarter.

Originally called Bishop's Lynn, the town was surrendered to the crown during Henry VIII's reign and renamed King's Lynn. In the 14th century, it was England's most important port, dominated by the Hanseatic League. Though London's rise eroded its prominence, ship-building and fishing flourished—documented at True's Yard Museum.

King Street, running from Tuesday Market Place to the Custom House, was once 'Stockfish Row' for its many fish merchants. With a listed building every 26ft, Sir John Betjeman called it one of England's finest walks. In 1845, it had at least ten pubs—today, it's home to WhataHoot distillery, with its gin school and handmade spirits.

With Cambridge, Peterborough and Norwich all under an hour's drive and a direct rail line to London King's Cross in just 1 hour 40 minutes, King's Lynn draws professionals seeking easy commutes. The town's Vancouver Centre offers high street names and independents, while The Majestic Cinema and Alive Corn Exchange are great for a film or show. St George's Guildhall—the UK's largest surviving medieval guildhall—is now a vibrant arts centre.



Note from Sowerbys



“A home particularly well suited to modern life.”



SERVICES CONNECTED

Mains water and electricity. Broadband FTTP. Private drainage to treatment plant. Underfloor heating by Samsung ASHP. Each room has individual thermostat for control but can also be controlled from an App.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 0960-3850-7682-9921-7615

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///deduct.galaxy.confetti

AGENT NOTE

Please note the grass has been virtually enhanced.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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